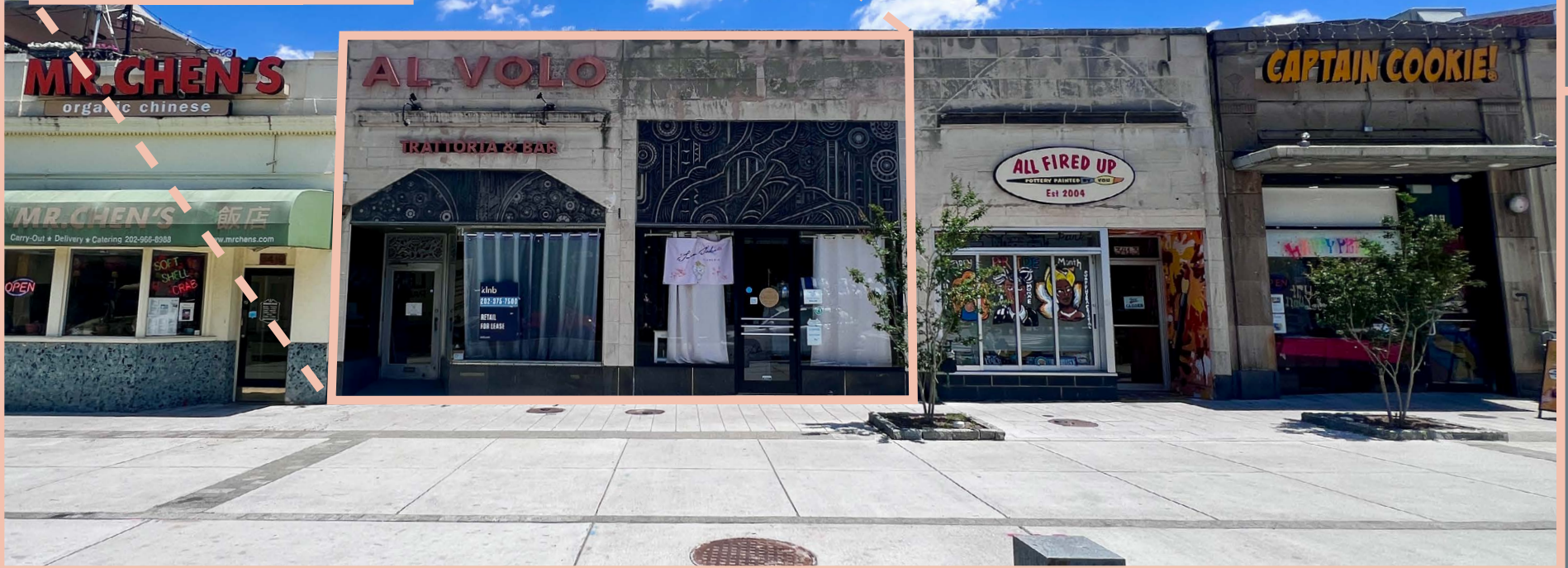


# 3417 CONNECTICUT AVENUE, NW

WASHINGTON, DC 20008

PRIVATE PATIO



**MATT SKALET**

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# RESTAURANT SPACE FOR LEASE

4,050 SF (3,300 SF on first floor, 750 SF on second floor) 2nd generation restaurant space available plus large private outdoor patio area.

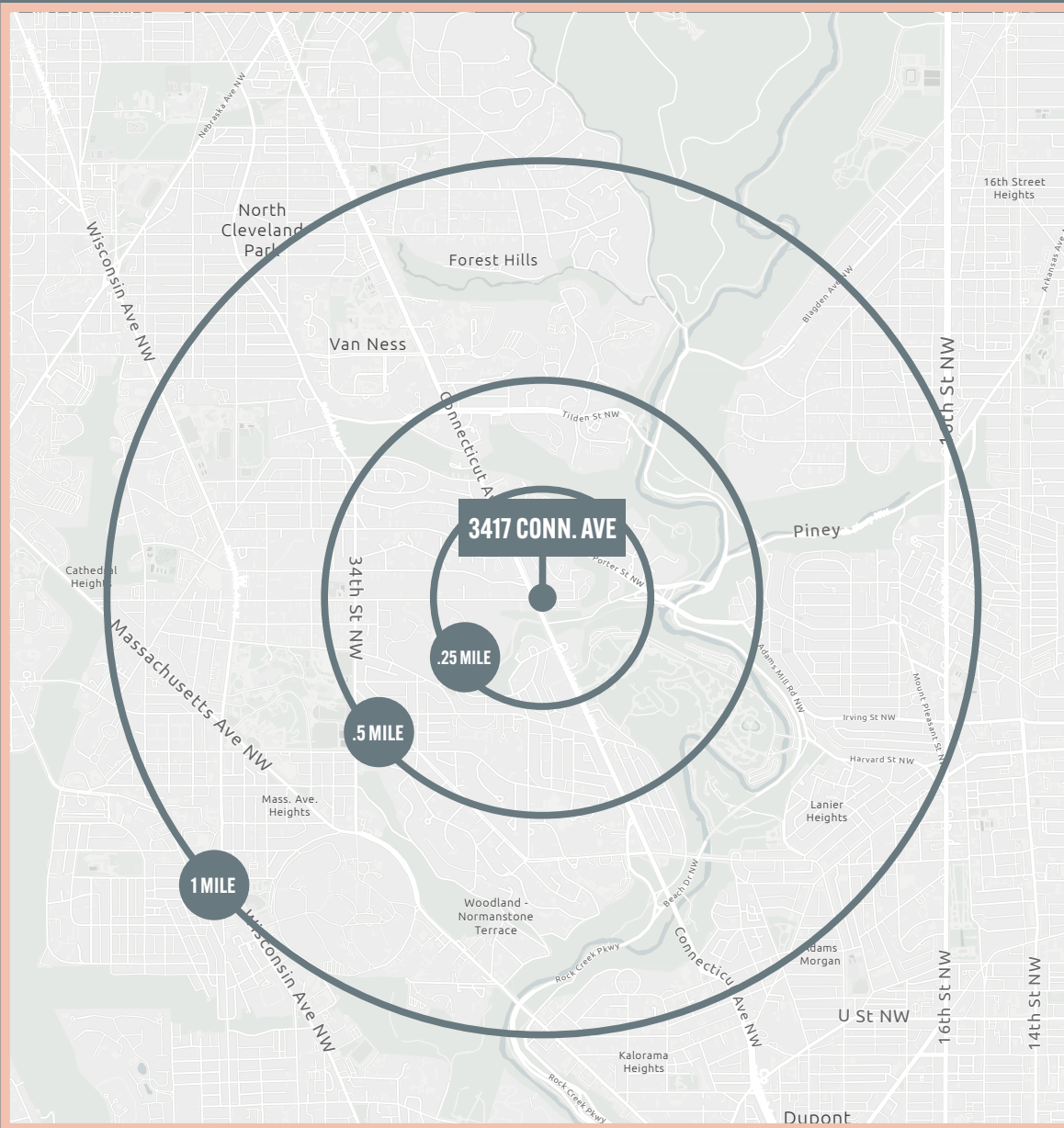
Located in one of DC's most affluent neighborhoods, the Cleveland Park submarket has an average household income of over \$190,000/ year.

Conveniently located on the highly trafficked Connecticut Avenue (23,667 VPD) and within walking distance to the Cleveland Park Metro (3,818 ADR).

## JOIN THESE RETAILERS



# LOCATION



## AVAILABLE SPACE

SIZE	RATE	CONDITION	AVAILABLE
UP TO 4,050 SF*	NEGOTIABLE	2ND GEN RESTAURANT	NOW

\*SPACE CAN BE DEMISED 1,200 SF - 2,850 SF

## DEMOGRAPHICS | 2022:

	0.25-MILE	0.5-MILE	1-MILE
<b>Population</b>	3,750	8,572	30,764
<b>Daytime Population</b>	3,164	6,768	31,259
<b>Households</b>	2,527	5,275	16,784
<b>Average HH Income</b>	\$196,373	\$220,217	\$218,907

## TRAFFIC COUNTS | 2023:

Connecticut Ave NW	23,667 ADT
Cleveland Park Metro	2,041 ADR

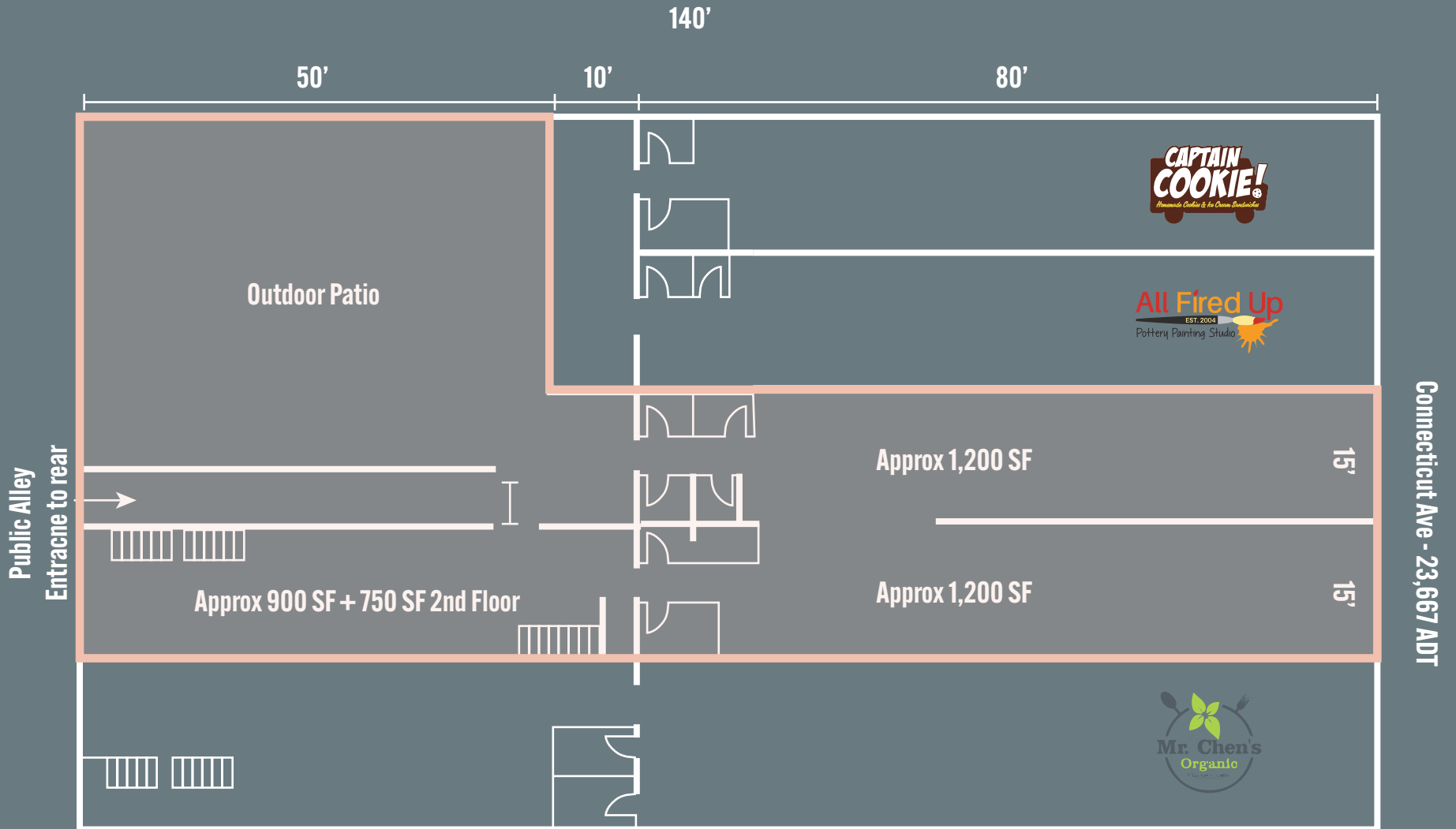


# PHOTOS



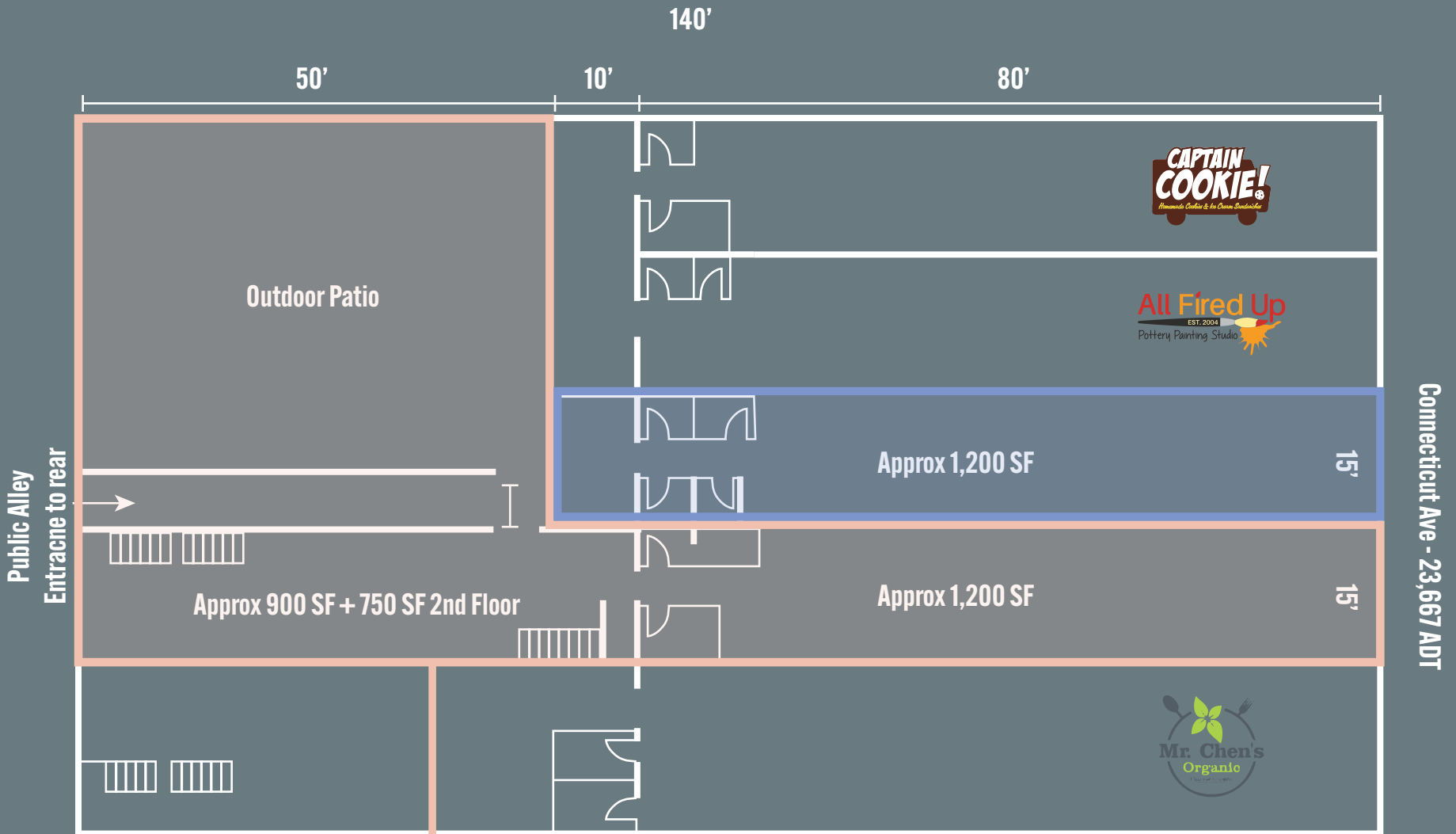
# SITE PLAN

4,050 SF



\*Measurements are all approximate

# DEMISING SCENARIO



\*Measurments are all approximate

2,850 SF + Patio



# AERIAL



# AERIAL

CLEVELAND PARK

3417 CONN. AVE, NW



WASHINGTON INTERNATIONAL SCHOOL  
(APPROXIMATELY 900 STUDENTS)

SMITHSONIAN NATIONAL ZOOLOGICAL PARK  
(2 MILLION VISITORS PER YEAR)

3000 CONNECTICUT AVE  
26,558 (12023 ADT)

DUKES Grocery  
Zoo Wine & Spirits  
frozenyo

baked by yael  
Starbucks  
Falafel

26,558 (12023 ADT)

SUBWAY  
EXXON  
metro  
CLEVELAND PARK  
3,818 ADR

26,558 (12023 ADT)

SAM'S PARK 'N' SHOP  
Weygandt Wines  
TARGET  
Capital One  
COLD STONE CREAMERY

26,558 (12023 ADT)

MEDIUM RARE  
UNITED STATES POSTAL SERVICE

26,558 (12023 ADT)

STREETS Market & Cafe  
Yes! Organic  
CAPTAIN COOKIE  
ANTHONY'S

26,558 (12023 ADT)

CRACKED  
PALM BEACH TAN  
TINO'S PIZZERIA

26,558 (12023 ADT)

FRESH Baguette  
Orangetheory FITNESS  
NANNY'S COFFEE

26,558 (12023 ADT)

CVS pharmacy  
Vace  
Sababa

26,558 (12023 ADT)

Bank of America

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FOR MORE INFORMATION, PLEASE CONTACT:

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